



## **Town of Middletown Planning Department**

350 East Main Rd., Middletown RI 02842 (401) 849-4027

### **NOTICE MIDDLETOWN PLANNING BOARD**

The Middletown Planning Board will meet on **Wednesday, May 11, 2016 at 6:00pm at Middletown Town Hall – Town Council Chambers.**

### **AGENDA**

- 1. Approval of the minutes of the April 13, 2016 regular Planning Board meeting.**
- 2. Correspondence**
- 3. Old Business**
  - A. **Public Hearing** - Request of the Zoning Board of Review pursuant to Sections 306, 602 and Article 11 of the Middletown Zoning Ordinance for development plan review and an advisory recommendation on a application of VSH Realty Inc. & Cumberland Farms Inc. & John J. Moitoza Revocable Trust (owners) and First Hartford Realty Corporation (applicant) for a special use permit to allow renovation and expansion of an existing gasoline dispensing facility in Zone 1 of the Watershed Protection District. Waivers are requested from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, Section 521. Property located at 94 & 106 Aquidneck Ave. Assessor's Plat 115, Lots 132, 133, 134.
  - B. **Public Hearing** - Request of the Zoning Board of Review pursuant to Sections 306 and 602 of the Middletown Zoning Ordinance for development plan review and an advisory recommendation on an application of Konstantinos & Eleni Moisiades to allow development of a proposed commercial/mixed-use building on property located at 62 Wave Ave. and 74 Aquidneck Ave, Assessor's Plat 116NW, Lots 2, 2a, & 3.
  - C. Konstantinos & Eleni Moisiades, Request of the Zoning Board of Review for an advisory recommendation on an application for a special use permit to allow proposed development in Zone 1 of the Watershed Protection District pursuant to sections 602, 1100 and 1108 of the Middletown Zoning Ordinance. Property located at 74 Aquidneck Ave. and 62 Wave Ave., Plat 116NW, Lots 2, 2A & 3.
  - D. Daniel D. Donovan, III, applicant. Request for Preliminary Plan approval for a proposed 2-lot minor subdivision of property located at 608 Aquidneck Ave. Property identified on Assessor's Plat 114, Lot 111.
  - E. Daniel D. Donovan, III, applicant. Request of the Zoning Board of Review for an advisory recommendation on an application for a special use permit to allow proposed development in Zone 1 of the Watershed Protection District pursuant to section 1103 of the Middletown Zoning Ordinance. Property located at 608 Aquidneck Ave. Property identified on Assessor's Plat 114, Lot 111.

- F. Windmill Partners LLC (Bank RI), Request of the Zoning Board of Review for an advisory recommendation on an application for a special use permit to allow proposed development in Zone 1 of the Watershed Protection District pursuant to section 1103 of the Middletown Zoning Ordinance. Property located at 132 East Main Rd., Plat 107SE, Lot 200.
- G. Review of FY2017-2021 Capital Improvement Program (CIP) for consistency with the Middletown Comprehensive Community Plan.

#### **4. New Business**

- A. **Public Hearing** - Windmill Partners, LLC (Bank RI), Request of the Zoning Board of review for Development Plan Review pursuant to Sections 306 and 602 of the Middletown Zoning Ordinance and an advisory recommendation on an application of to allow development of a proposed commercial building on property located at 132 East Main Rd., Assessor's Plat 107SE, Lot 200.
- B. Request of the Zoning Board of Review for an advisory recommendation on a petition of William & Elizabeth Gill & David Lawrence on an application for a special use permit to allow proposed development of a 37-unit Senior Independent Living Facility in Zone 1 of the Watershed Protection District pursuant to sections 1106 and 2202 of the Middletown Zoning Ordinance. Property located at 1 Thelma Lane, Plat 111, Lots 14, 23 & 23B.
- C. Review of the Town's 2016 CDBG application for consistency with the Middletown Comprehensive Community Plan.

#### **5. Updates**

- A. Update on Comprehensive Plan Implementation items
  - 1. Agricultural overlay district
  - 2. Mixed-Use Zoning
  - 3. Bulk Zoning
- B. Update on activities of the Aquidneck Island Planning Commission.
- C. Update on BRAC Navy Surplus Land reuse planning process.
- D. Committee reports

This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing impaired should notify the Town Clerk's Office not less than 48 hours before this meeting.